

Doc. No. 4673
11/7/85

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-105
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston Aging Concerns Young and Old United, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-105 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Aging Concerns Young and Old United, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-105 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-105 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

November 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY PLANNING
MARIA FARIA, PROJECT COORDINATOR
PETER DREIER, ASSISTANT DIRECTOR HOUSING

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE PARCEL
SE-105/35-36 WEST NEWTON STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Boston Aging Concerns Young & Old United, Inc. of 67 Newbury Street, Boston, as redeveloper of Re-use Parcel SE-105 in the South End Urban Renewal Area for the purpose of creating safe, comfortable and affordable shared housing for older and low - and moderate-income people from the South End and adjacent neighborhoods.

Parcel SE-105 is located at 35-36 West Newton Street in the South End Urban Renewal Area, Project No. Mass. R-56. These two brick buildings are four and one-half stories on approximately 3,264 square feet of land. These buildings were historically used as rooming houses and are situated on a block which was at one time comprised of primarily single-room occupancy (SRO) housing.

On April 29, 1984, 35-36 West Newton Street were re-advertised for sale and rehabilitation. Our solicitation requested development proposals which would develop the two properties into decent, affordable, mixed-income housing which is compatible with the surrounding community. Eight proposals were received during the submission period of these five met the threshold of the solicitation requirements.

On August 8, 1985, the Authority granted an additional thirty day period for the updating of proposals and the submission for new proposals for these two properties. First, many of the proposals originally submitted had to be updated due to the change in economics. Secondly, the Authority had received a proposal from Boston Aging Concerns Young and Old United (BAC/YOU) which directly addressed both the City's and the Authority's important housing priorities, and which had generated substantial support from public officials, community leaders and South End residents.

As a result, BAC/YOU, a non-profit organization which develops and manages Congregate Housing, wanted an opportunity to submit a proposal which addressed the pressing need for creating shared housing for 30 individuals.

On September 9, 1985, five proposals were submitted. Of these five proposals, three were resubmittals (unchanged from the original plans), one was a new proposal and one was a revision of a previous proposal. Three of the five proposals met the minimum requirements of the solicitation. Later, on October 16, 1985, the three finalists made a formal presentation to the local community. After a review of the proposals, the BAC/YOU proposal continues to provide the best solution, and the revised and new proposals did not prove to be better proposals, in terms of the quality and number of affordable housing units they were providing, than the BAC/YOU proposal.

The proposal submitted by BAC/YOU calls for the rehabilitation of the 35-36 West Newton Street buildings into shared housing for 30 individuals. In addition, the proposal calls for professional office space of approximately 2,800 square feet currently intended for BAC/YOU's use on the first floor of 35 West Newton Street and two self-contained apartments on the first floor of 36 West Newton Street. The proposed 28 single rooms will be enhanced by common living areas including full kitchen facilities, bathrooms, laundry areas, and comfortable dining and living rooms.

BAC/YOU's single room occupancy program will serve intergenerational, mixed-income residences, primarily low-and moderate-income elderly from the South End and adjacent neighborhoods who have been displaced or live in substandard conditions. Seventy percent of the residents will be 55 years of age or older; seventy percent will have incomes below HUD's low/moderate income guidelines.

The Boston Statistics indicate that in 1964 lodging houses numbered 923 in the South End. The total had dropped to 115 in 1975 and declined dramatically by 1985 to 58. With the decline of rooming houses in the South End and the increase in homelessness, the Flynn Administration has articulated a strong concern about the need for preserving and increasing well-managed rooming houses in Boston. Boston Aging Concerns' development proposal addresses this priority.

BAC/YOU has demonstrated its capability by successfully rehabilitating and managing two other single room housing developments located on Marlborough Street in the Back Bay and on Park Drive in the Audubon Circle area.

Its present projects are very well regarded by the Back Bay and Audubon Circle neighborhood organizations. In addition, the proposal has been extremely well received in the South End. As a result of the June 11, 1985, presentation of proposals at a Blackstone/Franklin Neighborhood Association meeting, the BRA

received a set of fifteen criteria from the Association for judging the proposals. BAC/YOU's proposal directly addresses the criteria receiving the most weight from the Association, including the number of below market units; the maintenance of ethnic and age diversity of the neighborhood; and the preference for South End residents. In addition, BAC/YOU has gained overwhelming support for its proposal from South End residents, neighborhood groups, City officials and agencies. A record of this support is submitted to the Board with this memorandum.

The total development cost has been estimated at \$668,269. BAC/YOU has secured substantial financial support for this project from Charles H. Farnsworth Trust, a letter of interest for commercial financing from State Street Bank and Trust, as well as a first mortgage on its Park Drive house. In addition, the Boston Foundation and Boston's Neighborhood Development and Employment Agency are currently reviewing the proposal and have indicated strong interest. Finally, BAC/YOU has been approved to receive funding up to \$100,000 from the National Trust for Historical Preservation if this organization would receive tentative designation.

Should the Authority tentatively designate BAC/YOU, they will submit final working drawings for the project which will conform with the Authority's Standards and Guidelines, and with the South End Urban Renewal Plan. In addition, this organization will involve the Blackstone/Franklin Square Neighborhood Association and affected residents in every stage of planning and development of this project.

It is, therefore, recommended that Boston Aging Concerns Young & Old United, Inc. be tentatively designated Redeveloper of Re-use Parcel SE-105/35-36 West Newton Street in the South End.

An appropriate resolution is attached.

